

**TOWN OF BEDFORD**

[www.bedfordny.gov](http://www.bedfordny.gov)

**AGENDA**

**BEDFORD ZONING BOARD OF APPEALS**

**425 Cherry Street, 2<sup>nd</sup> Floor Conference Room  
Bedford Hills, New York 10507**

**WEDNESDAY, April 2, 2014**

**MINUTES:** January 15, 2014, February 11, 2014

**7:30 P.M.**

**NEW APPLICATIONS:**

- 1. Jason Drake, 7 Washington Avenue, Bedford, NY 10506.** Section 84.10 Block 2 Lot 24, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the demolition of more than 50% of the original accessory structure (2-car garage) and the construction on the existing footprint of a new 2-story accessory building to be used as a 2-car garage with an exterior staircase and dormers to be used for storage and an office on the second floor where the existing building had a non-conforming side yard setback of 2.3 feet where 15 feet is required in the Residential 1/4 Acre Zoning District and the new building will have a non-conforming setback of 2.3 feet where 15 feet is required in the Residential 1/4 Acre Zoning District. Article III Section 125-11 and Article V Section 125-50
- 2. William Sarnoff Family 2000 Trust, 8 Kilborn Lane, Bedford, NY 10506.** Section 84.16 Block 2 Lot 24, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a single family residence with swimming pool, patio and 1,425 foot long driveway resulting in impervious surface coverage of 12.18% where 8% is permitted for property located in the Residential 4 Acre Zoning District. Article V Section 125-50
- 3. Raymond Roberge, 40 Bisbee Lane, Bedford Hills, NY 10507.** Section 72.16 Block 1 Lot 16, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the addition of a new 1-story bay window resulting in a front yard setback of 54 feet where 75 feet is required in the R-4 Acre Zoning District and a new 1-story hot tub room resulting in a front yard setback of 62 feet where 75 feet is required in the R-4 Acre Zoning District where the existing front yard setback for the single family residence is non-conforming at 56.11 feet where 75 feet is required for property located in the Residential 4 Acre Zoning District. Article V Section 125-50 and Article III Section 125-11
- 4. Larry and Denise Dominguez, 376 Chestnut Ridge Road, Bedford Corners, NY 10549.** Section 94.16 Block 1 Lot 1, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the addition of a cupola and three dormers in the attic of an existing residence by raising the roof at the location of the existing bathroom to match the adjacent roof where the existing residence has a non-conforming front yard setback of 47.38 feet where 75 feet is required for property located in the R-4 Acre Zoning District. Article V Section 125-50 and Article III Section 125-11.

**Zoning Board of Appeals Meeting – Wednesday, April 2, 2014**  
**425 Cherry Street, Bedford Hills – 2<sup>nd</sup> Floor Conference Room**  
**Page Two**

**5. Larry and Denise Dominguez, 376 Chestnut Ridge Road, Bedford Corners, NY 10549.** Section 94.16 Block 1 Lot 1, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a 20 x 40 in ground swimming pool resulting in a front yard setback of 53.67 feet where 75 feet is required for property located in the Residential 4 Acre Zoning District. Article V Section 125-50.

**6. Barry Kasoff, 124 David's Hill Road, Bedford Hills, NY 10507.** Section 73.5 Block 1 Lot 14, R-4 Acre Zoning District. The applicant hereby seeks an interpretation or appeal of the March 3, 2014 interpretation of the Building Inspector that open or uncovered decks are to be included in the calculation of building coverage; and in the alternative, the applicant seeks a variance of the Town of Bedford Zoning Ordinance to permit the construction of a 800 square foot in ground swimming pool resulting in building coverage of 3.68% where 3% is permitted in the Residential 4 Acre Zoning District where the existing building coverage is non-conforming at 3.28% where 3% is permitted for property located in the Residential 4 Acre Zoning District. Article V Section 125-50 and Article III Section 125-11.

Supporting documentation for all items on this agenda is available at the Town of Bedford website [www.bedfordny.gov](http://www.bedfordny.gov). (Enter – Town Meetings – Meeting Agenda Zoning Board of Appeals). Larger documents and plans are available at the office of the Zoning Board of Appeals

**PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN**, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Jason Drake**  
**7 Washington Avenue**  
**Bedford, NY 10506**

for a variance of the Town of Bedford Zoning Ordinance to permit:

The demolition of more than 50% of the original accessory structure (2-car garage) and the construction on the existing footprint of a new 2-story accessory building to be used as a 2-car garage with an exterior staircase and dormers to be used for storage and an office on the second floor where the existing building had a non-conforming side yard setback of 2.3 feet where 15 feet is required in the Residential 1/4Acre Zoning District and the new building will have a non-conforming setback of 2.3 feet where 15 feet is required in the Residential 1/4 Acre Zoning District. This being a variance of Article III Section 125-11 and Article V Section 125-50 for property owned by the applicant and located on:

**7 Washington Avenue**  
**Bedford, NY 10506**

designated as Section 84.10 Block 2 Lot 24 on the Tax Maps of the Town of Bedford in a R-1/4 Acre Zoning District. Said hearing will take place on **Wednesday, the 2<sup>nd</sup> day of April 2014**, at the Town House Offices, 2<sup>nd</sup> Floor Conference Room, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicant or his representative must be present.

**DATED:** March 7, 2014

**Peter Michaelis, Chair**  
Town of Bedford Zoning Board of Appeals

**Inquiry may be directed to:**  
Alexandra J. Costello, Secretary  
Town of Bedford Zoning Board of Appeals  
425 Cherry Street  
Bedford Hills, NY 10507  
(914) 666-4585; FAX 914-666-2026  
[acostello@bedfordny.gov](mailto:acostello@bedfordny.gov)  
[www.bedfordny.gov](http://www.bedfordny.gov)



FEB 27 2014  
BEDFORD ZONING  
BOARD OF APPEALS

## ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York  
425 Cherry Street, Bedford Hills, New York 10507

Alexandra J. Costello, Secretary  
914-666-4585; 914-666-2026 FAX

[acostello@bedfordny.info](mailto:acostello@bedfordny.info)

## APPLICATION FOR A VARIANCE

1. Name of Owner: Jason Drake  
Address: 7 Washington Ave  
Telephone/Email: 914-514-8748 jdrake@dascustombuilders.com
2. Name of Applicant, if other than Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone/Email: \_\_\_\_\_
3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):  
Robert J. Dechiogrossi  
Address: 466 Lexington Ave, Mt. Kisco  
Telephone/Email: (914) 241-1773
4. Identification Property:  
Street Address: 7 Washington Ave  
Tax ID: 84-10-2-24 Zoning District: 1/4 Acre  
Total Land Area: 11,848.32  
% of Building Coverage: 15.85 % of Impervious Surface 25.24  
Property Abuts a State or County Highway, parkway, thruway or park: Yes \_\_\_\_\_ No ☒  
Property is within 500 feet of the boundary of the Town of Bedford: Yes \_\_\_\_\_ No: ☒  
Property is on the \_\_\_\_\_ side of \_\_\_\_\_ within the unincorporated area of the Town of Bedford.

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR A VARIANCE**

Page 2

**5. Request:**

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: III Section: 125-11

**To Permit:**

Remove ~~and~~ existing accessory structure roof  
add dormers and exterior access to "second floor"  
of Accessory structure used as storage and office

**6. Plans required:**

Include six copies of survey, site plan, building elevations and floor plans.

**7. Public Notice:**

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

**8. Fees: (make checks payable to the Town of Bedford)**

**Variance**

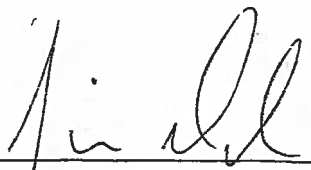
(As required by Fee Schedule Town of Bedford Code)

Residential:

\$350.00

Commercial:

\$550.00

  
Signature of Owner

2/26/14  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**SURVEY OF PROPERTY**  
PREPARED FOR

**MYRON E. & FRANCES E. JONES**

Being Lots 34 and 35 as shown on a certain map entitled "Map of Property Owned By Thomas Henry O'Brien etc."

Situate in the  
**TOWN OF BEDFORD**  
**WESTCHESTER COUNTY, N.Y.**

Said map filed in the Westchester County Clerk's Office,  
Division of Land Records June 10, 1925  
as Map No. 2845

Possession only where indicated  
Scale: 1" = 20'  
Surveyed Mar 16, 1978 and map prepared Mar 23, 1978

by *[Signature]*  
New York State Licensed Surveyor No. 38804

Guaranteed to: Commonwealth Land Title Ins. Co. of N.Y. and  
Empire State Federal Saving & Loan Assn.

In accordance with the existing Code of Practice for Land Surveyors as adopted by The New York State Association of Professional Land Surveyors, Inc.

Alteration of this document, except by a licensed Land Surveyor, is illegal. All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

**H. STANLEY JOHNSON** LAND SURVEYOR



VALHALLA, N. Y.  
914-761-6900

MT. KISCO, N. Y.  
914-666-4062  
formerly  
Fowler Associates

JOB NO. F 78-058

N/F MICHAEL & FRANCES MCCORMICK

150.00' Fence 0.2° S 135° 50' W

100.00' Fence 0.2° S 135° 50' W

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The above noted filed map is lacking in monumentation and essential data to fix the lot lines shown beyond any doubt. We have fixed the lines as shown by equating the best results of possession found throughout the subdivision.

AVE.

WASHINGTON

58°35'50"E

56°03'40"W

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Jason Drake  
7 Washington Ave  
Bedford, NY 10506  
March 16, 2014

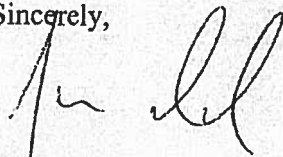
Mr. Harry Girdlestone  
Sole Assessor  
Town of Bedford  
321 Bedford Rd.  
Bedford, NY 10507

Dear Mr. Girdlestone:

I am writing this letter to ask that my two lots be merged together. I reside at 7 Washington Avenue and own lots 84.0-2-24 & 84.10-2-23. Lot 24 is where my home is and the other lot is vacant but adjoining. It is my intention to renovate my home without adding to the footprint, however, it seems that I need to adjoin the lots to be in compliance for lot coverage.

Thank you for your attention to this matter.

Sincerely,



Jason Drake  
(914) 514- 8748

RECEIVED

MAR 17 2014

ASSESSOR'S OFFICE  
Town of Bedford

RECEIVED

MAR 17 2014

BEDFORD ZONING  
BOARD OF APPEALS



## Town of Bedford

### Building & Code Enforcement

425 Cherry Street, Bedford Hills, New York 10507

914-666-8040; FAX 914-666-2026

buildinginsp@bedfordny.info

[www.bedfordny.gov](http://www.bedfordny.gov)

### REQUEST FOR REVISED BUILDING PERMIT

Permit No. 23653 Plan Date of Revision Request: \_\_\_\_\_

Revised Construction Cost: \_\_\_\_\_ (affidavit must be completed by Design Professional if the revised cost is \$20,000 or more OR for Legalizations)

Additional Building Permit Fee: \_\_\_\_\_

Check No. \_\_\_\_\_ Receipt No. \_\_\_\_\_

Property Information: Section: 84.10 Block: 2 Lot: 24 Zoning District: 1/4 Acre

Property Location: 7 Washington Ave

Property Owner: Jason Drake Telephone: 914-514-8748 Email: jdrake@clash.com

Mailing Address (if different from property location): \_\_\_\_\_

Applicant: Same Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

✓ Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Revision: ZBA - Required 2nd story w/ dormers

Stairs - No Plumbing

(To be completed by Building Department)

- Ridgelines and Steep Slopes (Pursuant to Section 102 of the Town Code):
- Wetlands (Pursuant to Section 122 of the Town Code):
- Stormwater Management (Pursuant to Section 103 of the Town Code):
- Zoning, Planning, Wetlands Compliance:
- Comments:

Steven Fraietta, Building Inspector Date  
Rev. 8/26/11

J. Osterman, Director of Planning Date



# LETTER OF PERMIT DENIAL



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

Application #:

Date: 3/6/2014

Parcel ID: 84.10-2-24

## Owner Information

Drake, Jason

## Applicant Information

Drake, Jason

7 Washington Ave

Bedford NY 10506

**Location:** 7 Washington Ave

**Parcel ID:** 84.10-2-24

**Permit Type:** Alteration

**Work Description:** Reconstruction & expansion of existing accessory garage (raising roof & adding dormers & exterior staircase) for access to 2nd floor to be used for storage & office.

Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-1/4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The demolition of more than 50% of the original accessory structure (2-car garage) and the construction on the existing footprint of a new 2-story accessory building to be used as a 2-car garage with an exterior staircase and dormers to be used for storage and an office on the second floor where the existing building had a non-conforming side yard setback of 2.3 feet where 15 feet is required in the Residential 1/4Acre Zoning District and the new building will have a non-conforming setback of 2.3 feet where 15 feet is required in the Residential 1/4 Acre Zoning District. Article III Section 125-11 and Article V Section 125-50

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

  
Steven Fraietta  
Building Inspector

GINGER GETZ



3/27/14

DBA

ZBA

appeal

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MAR 27 2013

BEDFORD ZONING  
BOARD OF APPEALS

To the Town Board Zoning;

I am writing a letter to strongly oppose the variance for the garage being built @ 7 Washington Ave. As I understand the zoning laws, this structure does not comply with side yard setbacks of 2.3 feet where 15 feet are required in a 1/4 acre Residential Zone.

Not only does the building not comply with the zoning regulation, but it is questionable about the usage. Washington Ave. is a quiet, dead end street that consists of small neighborhood homes. To my knowledge there are no buildings designated as home offices. There are no garages used for anything other than cars, and or storage, there are no garages with outside staircases, dormers, and large picture windows. This building does not seem to be for the purpose of cars, and or trucks. Actually, it is debatable whether Mr. Drake would even be able to get his truck into the garage.

# GINGER GETZ



If Mr. Drake is given leeway to continue to build his garage as he planned, then what is to stop the entire area from expanding outbuildings to suit their own needs? We could have Bedford Village with garages bigger than some of the houses they belong to.

Mr. Drake came to my house Saturday, March 22<sup>nd</sup> and became abusive when I explained that I would not write a letter supporting his efforts to complete the existing construction of his garage. I am actually afraid of Mr. Drake which is why I will not be attending the meeting on April 2<sup>nd</sup>.

As a long standing resident of Bedford, and a huge supporter of the Town and Zoning Board, I think Mr. Drake should replace the existing construction with exactly what was on the site previously.

Respectfully submitted,

Ginger Getz

RECEIVED

MAR 27 2013

BEDFORD ZONING  
BOARD OF APPEALS

## **PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN**, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **William Sarnoff Family 2000 Trust**  
**8 Kilborn Lane**  
**Bedford, NY 10506**

For a variance of the Town of Bedford Zoning Ordinance to permit:

The construction of a single family residence with swimming pool, patio and 1,425 foot long driveway resulting in impervious surface coverage of 12.18% where 8% permitted for property located in the Residential 4 Acre Zoning District. This being a variance of Article V Section 125-50 for property owned by the applicant and located on:

**70 Oliver Road**  
**Bedford, NY 10506**

designated as Section 84.16 Block 2 Lot 42 on the Tax Map of the Town of Bedford in an R 4 Acre Zoning District. Said hearing will take place on **Wednesday, the 2<sup>nd</sup> day of April 2014**, at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

**DATED:** March 4, 2014

**Peter Michaelis, Chair**  
Town of Bedford Zoning Board of Appeals

**Inquiry may be directed to:**  
Alexandra J. Costello, Secretary  
Town of Bedford Zoning Board of Appeals  
425 Cherry Street  
Bedford Hills, NY 10507  
(914) 666-4585; (914) 666-2026  
[acostello@bedfordny.gov](mailto:acostello@bedfordny.gov)  
[www.bedfordny.gov](http://www.bedfordny.gov)



## ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York  
425 Cherry Street, Bedford Hills, New York 10507

Alexandra J. Costello, Secretary  
914-666-4585; 914-666-2026 FAX  
[acostello@bedfordny.info](mailto:acostello@bedfordny.info)

### APPLICATION FOR A VARIANCE

1. Name of Owner: WILLIAM SARNOFF FAMILY 2000 TRUST

Address: 8 KILBORN LANE

Telephone/Email: \_\_\_\_\_

2. Name of Applicant, if other than Owner: SAME AS ABOVE

Address: \_\_\_\_\_

Telephone/Email: \_\_\_\_\_

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

BIBBO ASSOCIATES, LLP SABRI BARISSER P.E.

Address: 293 ROUTE 100 SUITE 203 SOMERS, NY 10589

Telephone/Email: (914)-277-5805 / sbarisser@bibboassociates.com

4. Identification Property:

Street Address: 70 OLIVER ROAD

Tax ID: 84.16-2-42

Zoning District: R-4A RESIDENTIAL

Total Land Area: 5.742 ACRES

% of Building Coverage: 2.06 % of Impervious Surface 12.18%

Property Abuts a State or County Highway, parkway, thruway or park: Yes \_\_\_\_\_ No X

Property is within 500 feet of the boundary of the Town of Bedford: Yes: \_\_\_\_\_ No: X

Property is on the EAST side of OLIVER RD within the unincorporated area of the Town of Bedford.

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FEB 27 2014

BEDFORD ZONING  
BOARD OF APPEALS



**ZONING BOARD OF APPEALS  
APPLICATION FOR A VARIANCE**

Page 2

**5. Request:**

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: III

Section: 125-50 ATTACHMENT 5 (125e)

To Permit:

REQUESTING A VARIANCE FOR  
MAXIMUM COVERAGE 8.0%, WE ARE INCREASING THE MAX.  
COVERAGE TO 12.18%, A 4.18 INCREASE. THEY ARE PROPOSING  
TO BUILD A SINGLE FAMILY HOME, POOL, PATIO, WITH A 1426 FT LONG  
14' WIDE DRIVEWAY WITH TWO PULL OFFS, WHICH WAS REQUIRED  
BY THE FIRE DEPARTMENT AND THE BEDFORD PLANNING  
BOARD.

**6. Plans required:**

Include six copies of survey, site plan, building elevations and floor plans.

**7. Public Notice:**

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

**8. Fees: (make checks payable to the Town of Bedford)**

**Variance**

(As required by Fee Schedule Town of Bedford Code)

**Residential:**

**\$350.00**

**Commercial:**

**\$550.00**

Signature of Owner

Carla L. Carr AS Agent for Spraff Family Trust 2.25.14

Date

Signature of Applicant

Date

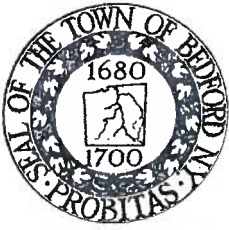
Rev. 3/10/10

RECEIVED

FEB 27 2014

BEDFORD ZONING  
BOARD OF APPEALS

# LETTER OF PERMIT DENIAL



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

Application #:

Date: 3/4/2014

Parcel ID: 84.16-2-42

## Owner Information

Sarnoff Family 2000 Trust, William

## Applicant Information

Sarnoff Family 2000 Trust, William

c/o Albert Sarnoff

8 Kilborn Ln

Bedford

NY

10506

**Location:** 70 Oliver Rd

**Parcel ID:** 84.16-2-42

**Permit Type:** 1 Family Residence

**Work Description:** Single Family Residence

Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

Construction of a single family residence and related improvements resulting in impervious surface coverage of 12.18% where 8% permitted in the Residential 4 Acre Zoning District. Article V Section 125-50

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Steven Fraietta  
Building Inspector

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For a variance of the Town of Bedford Zoning Ordinance to permit:

The addition of a new 1-story bay window resulting in a front yard setback of 54 feet where 75 feet is required in the R-4 Acre Zoning District and a new 1-story hot tub room resulting in a front yard setback of 62 feet where 75 feet is required in the R-4 Acre Zoning District where the existing front yard setback for the single family residence is non-conforming at 56.11 feet where 75 feet is required for property located in the Residential 4 Acre Zoning District. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicants and located on:

**40 Bisbee Lane**  
**Bedford Hills, NY 10507**

designated as Section 72.16 Block 1 Lot 16 on the Tax Map of the Town of Bedford in an R 4 Acre Zoning District. Said hearing will take place on **Wednesday, the 2<sup>nd</sup> day of April 2014**, at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

**DATED:** March 7, 2014

**Peter Michaelis, Chair**  
Town of Bedford Zoning Board of Appeals

**Inquiry may be directed to:**  
Alexandra J. Costello, Secretary  
Town of Bedford Zoning Board of Appeals  
425 Cherry Street  
Bedford Hills, NY 10507  
(914) 666-4585; (914) 666-2026  
[acostello@bedfordny.gov](mailto:acostello@bedfordny.gov)  
[www.bedfordny.gov](http://www.bedfordny.gov)

**Costello, Alex**

---

**From:** Alan Kessler [atkess@gmail.com]  
**Sent:** Saturday, March 29, 2014 10:44 AM  
**To:** Costello, Alex  
**Cc:** Pat Kessler  
**Subject:** 40 Bisbee Lane- Request for Variance  
**Importance:** High

Dear Ms. Costello,

We live at 25 Bisbee Lane near the subject property. We received a Notice from the Board of Appeals of the Town of Bedford about a public hearing regarding a request for two variances at 40 Bisbee Lane.

We are unable to attend the hearing on on April 2, 2014, but we would like to have our opinion read into the record.

We believe that variances should be granted only in the case of valid need to overcome disabilities or similar needs. It is inconceivable that on a four plus acre parcel it is necessary to obtain a variance for a Front Yard Setback.

We therefore object to granting these variances.

Petia and Alan Kessler

RECEIVED  
MAR 31 2014  
BEDFORD ZONING  
BOARD OF APPEALS

3/31/2014



## ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York  
425 Cherry Street, Bedford Hills, New York 10507

Alexandra J. Costello, Secretary  
914-666-4585; 914-666-2026 FAX

[acostello@bedfordny.info](mailto:acostello@bedfordny.info)

## APPLICATION FOR A VARIANCE

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FEB 26 2014

BEDFORD ZONING  
BOARD OF APPEALS

1. Name of Owner: RAY RODERGE

Address: 40 BISBEE LANE, BEDFORD HILLS, NY 10507

Telephone/Email: (914) 433-1207

2. Name of Applicant, if other than Owner: DAVID GRAHAM ARCHITECTS

Address: 175 MAIN STREET, OSSINING, NY 10562

Telephone/Email: (914) 941-3889 / DAVIDGRAHAMARCHITECTS@GMAIL.COM

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

DAVID GRAHAM, ARCHITECT.

Address: 175 MAIN STREET, OSSINING, NY 10562

Telephone/Email: (914) 941-3889 / DAVIDGRAHAMARCHITECTS@GMAIL.COM

4. Identification Property:

Street Address: 40 BISBEE LANE, BEDFORD HILLS, NY 10507

Tax ID: 72.16 / 1 / 16 Zoning District: R-4A

Total Land Area: 4.709 Acres.

% of Building Coverage: 2.86 % % of Impervious Surface 5.49 %

Property Abuts a State or County Highway, parkway, thruway or park: Yes ☐ No ☒

Property is within 500 feet of the boundary of the Town of Bedford: Yes: ☐ No: ☐

Property is on the \_\_\_\_\_ side of \_\_\_\_\_ within the unincorporated area of the Town of Bedford.



**ZONING BOARD OF APPEALS  
APPLICATION FOR A VARIANCE**

Page 2

RECEIVED

FEB 26 2014

5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

BEDFORD ZONING  
BOARD OF APPEALS

Article: \_\_\_\_\_ Section: \_\_\_\_\_

To Permit:

X TO PERMIT CONSTRUCTION OF NEW 1 STORY  
BAY REQUIRED FRONT YARD 75' PROPOSED  
54' REQUIRES 21' FRONT YARD VARIANCE

TO PERMIT CONSTRUCTION OF 1 STORY HOT TUB ROOM  
REQUIRED FRONT YARD 75' PROPOSED 62'  
REQUIRES 13' FRONT YARD VARIANCE

6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance

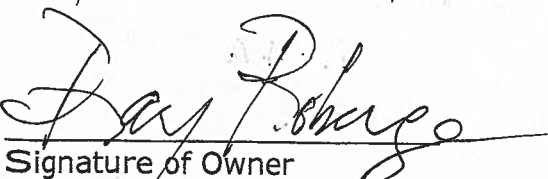
(As required by Fee Schedule Town of Bedford Code)

Residential:

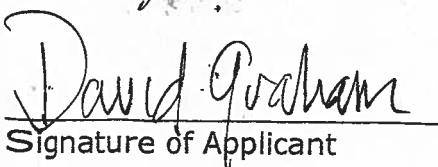
\$350.00

Commercial:

\$550.00

  
Signature of Owner

2/24/2014  
Date

  
Signature of Applicant

2/24/2014  
Date

# LETTER OF PERMIT DENIAL



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

Application #:

Date: 3/7/2014

Parcel ID: 72.16-1-16

## Owner Information

Roberge, Raymond

## Applicant Information

Roberge, Raymond

40 Bisbee La

Bedford Hills NY 10507

Location: 40 Bisbee La

Parcel ID: 72.16-1-16

Permit Type: Additions & Alterations

**Work Description:** Expand kitchen into existing porch, new hot tub room, new bay window and interior renovations to bathrooms.

Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

New 1-story bay window results in a front yard setback of 54 feet where 75 feet is required and new 1-story hot tub room results in a front yard setback of 62 feet where 75 feet is required where the existing single family residence has a non-conforming front yard setback. Article III Section 125-11 and Article V Section 125-50 of the Town Code.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

A handwritten signature in black ink, appearing to read "S. Fraietta", is written over a horizontal line.

Steven Fraietta  
Building Inspector

## **PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN**, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Larry and Denise Dominguez**  
**376 Chestnut Ridge Road**  
**Bedford Corners, NY 10549**

For a variance of the Town of Bedford Zoning Ordinance to permit:

The addition of a cupola and three dormers in the attic of an existing residence by raising the roof at the location of the existing bathroom to match the adjacent roof where the existing residence has a non-conforming front yard setback of 47.38 feet where 75 feet is required for property located in the Residential 4 Acre Zoning District. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property owned by the applicants and located on:

**376 Chestnut Ridge Road**  
**Bedford Corners, NY 10549**

designated as Section 94.16 Block 1 Lot 1 on the Tax Map of the Town of Bedford in an R 4 Acre Zoning District. Said hearing will take place on **Wednesday, the 2<sup>nd</sup> day of April 2014**, at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

**DATED:** March 4, 2014

**Peter Michaelis, Chair**  
Town of Bedford Zoning Board of Appeals

**Inquiry may be directed to:**  
Alexandra J. Costello, Secretary  
Town of Bedford Zoning Board of Appeals  
425 Cherry Street  
Bedford Hills, NY 10507  
(914) 666-4585; (914) 666-2026  
[acostello@bedfordny.gov](mailto:acostello@bedfordny.gov)  
[www.bedfordny.gov](http://www.bedfordny.gov)



## ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York  
425 Cherry Street, Bedford Hills, New York 10507

Alexandra J. Costello, Secretary  
914-666-4585; 914-666-2026 FAX

[acostello@bedfordny.info](mailto:acostello@bedfordny.info)

## APPLICATION FOR A VARIANCE

RECEIVED

FEB 27 2014

BEDFORD ZONING  
BOARD OF APPEALS

1. Name of Owner: LARRY DOMINQUEZ  
Address: 376 CHESTNUT RIDGE RD.  
Telephone/Email: (914) 937-7134, LDCODY@AOL.COM
2. Name of Applicant, if other than Owner: CAM ARCHITECTURE & DESIGN, LLC  
Address: 78 VANEY RD, COS COS, CT 06807  
Telephone/Email: (203) 622-7287 CHRIS@CAMARCHITECTURE.COM
3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):  
CHRISTOPHER HULL  
Address: CAM ARCHITECTURE & DESIGN, LLC, 78 VANEY RD, COS COS, CT 06807  
Telephone/Email: (203) 622-7287 CHRIS@CAMARCHITECTURE.COM
4. Identification Property: SARA@CAMARCHITECTURE  
Street Address: 376 CHESTNUT RIDGE RD.  
Tax ID: 94.16-1-1 Zoning District: R-4A  
Total Land Area: 9.8 ACRES (RECALCULATED BY WATERBURY - TOTAL AREA = 12.40 ACRES)  
EFFECTIVE  
% of Building Coverage: 1.14% % of Impervious Surface 1.41%  
Property Abuts a State or County Highway, parkway, thruway or park: Yes ☐ No ☒  
Property is within 500 feet of the boundary of the Town of Bedford: Yes: ☒ No: ☐  
Property is on the EAST side of CHESTNUT RIDGE RD. within the unincorporated area of the Town of Bedford.

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR A VARIANCE**  
Page 2

5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: III  
V

Section: 125-11  
125-50

To Permit:

ADDITION OF CUPOLA AND (3) DORMERS IN ATTIC & RAISE ROOF  
AT EXISTING BATHROOM TO MATCH ADJACENT ROOF.  
ALL ARE WITHIN THE FRONT YARD, ADJACENT TO AN EXISTING NON-CONFORMING  
STRUCTURE. NO CHANGE TO FOOTPRINT. A NEW WALL WITH ROOF AT EXISTING  
AT THE FRONT PORCH  
RESULTING IN A FRONT YARD SETBACK OF 47.38

6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance

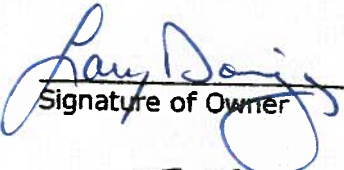
(As required by Fee Schedule Town of Bedford Code)

Residential:


\$350.00

Commercial:

\$550.00

  
Signature of Owner

2-18-14  
Date

  
Signature of Applicant

02/27/14  
Date

Rev. 3/10/10

RECEIVED  
FEB 27 2014  
BEDFORD ZONING  
BOARD OF APPEALS



# LETTER OF PERMIT DENIAL



Town of Bedford  
Building Dept.  
425 Cherry St.  
914-666-8040

Application #:

Date: 3/4/2014

Parcel ID: 94.16-1-1

## Owner Information

Dominguez, Denise

## Applicant Information

Dominguez, Denise

376 Chestnut Ridge Rd

Mt KiSCO NY 10549

**Location:** 376 Chestnut Ridge Rd

**Parcel ID:** 94.16-1-1

**Permit Type:** Additions & Alterations

**Work Description:** Additions and Alterations and demolish master bedroom and bathroom, reconfigure garage in basement, reconstuct master bedroom and bath

Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The addition of a cupola and three dormers in the attic of an existing residence by raising the roof at the location of the existing bathroom to match the adjacent roof where the existing residence has a non-conforming front yard setback of 47.38 feet where 75 feet is required for property located in the Residential 4 Acre Zoning District. Article V Section 125-50 and Article III Section 125-11.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Steven Fraietta  
Building Inspector

## **PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN**, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Larry and Denise Dominguez**  
**376 Chestnut Ridge Road**  
**Bedford Corners, NY 10549**

For a variance of the Town of Bedford Zoning Ordinance to permit:

The construction of a 20 x 40 in ground swimming pool resulting in a front yard setback of 53.67 feet where 75 feet is required for property located in the Residential 4 Acre Zoning District. This being a variance of Article V Section 125-50 for property owned by the applicants and located on:

**376 Chestnut Ridge Road**  
**Bedford Corners, NY 10549**

designated as Section 94.16 Block 1 Lot 1 on the Tax Map of the Town of Bedford in an R 4 Acre Zoning District.

Said hearing will take place on **Wednesday, the 2<sup>nd</sup> day of April 2014**, at the Town House Offices, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present.

**DATED:** March 4, 2014

**Peter Michaelis, Chair**  
Town of Bedford Zoning Board of Appeals

**Inquiry may be directed to:**  
Alexandra J. Costello, Secretary  
Town of Bedford Zoning Board of Appeals  
425 Cherry Street  
Bedford Hills, NY 10507  
(914) 666-4585; (914) 666-2026  
[acostello@bedfordny.gov](mailto:acostello@bedfordny.gov)  
[www.bedfordny.gov](http://www.bedfordny.gov)



RECEIVED

FEB 27 2014

## ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York  
425 Cherry Street, Bedford Hills, New York 10507

Alexandra J. Costello, Secretary  
914-666-4585; 914-666-2026 FAX

[acostello@bedfordny.info](mailto:acostello@bedfordny.info)

BEDFORD ZONING

## APPLICATION FOR A VARIANCE

1. Name of Owner: LARRY & DENISE DOMINGUEZ  
Address: 376 CHESTNUT RIDGE RD BEDFORD CORNERS, N.Y. 10549  
Telephone/Email: 914-490-6355 LDCODY@AOL.COM
2. Name of Applicant, if other than Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone/Email: \_\_\_\_\_
3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):  
KEANE, Cappelman, GREGORY ENGINEERS (GREG ATTARD)  
Address: 113 SMITH AVE. MT. KISCO, N.Y. 10549  
Telephone/Email: 914-241-2235 GATTARD@KCGENGINEERS.COM
4. Identification Property:  
Street Address: 376 CHESTNUT RIDGE RD. BEDFORD CORNERS, N.Y. 10549  
Tax ID: 98.16-1-1 Zoning District: \_\_\_\_\_  
Total Land Area: 12 ACRES  
% of Building Coverage: 1.14 % % of Impervious Surface 1.41 %  
Property Abuts a State or County Highway, parkway, thruway or park: Yes \_\_\_\_\_ No X  
Property is within 500 feet of the boundary of the Town of Bedford: Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Property is on the EAST side of CHESTNUT RIDGE ROAD within the unincorporated area of the Town of Bedford.

# ZONING BOARD OF APPEALS

## APPLICATION FOR A VARIANCE

Page 2

### 5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: ✓ Section: 125-50

### To Permit:

A NEW POOL WILL BE CONSTRUCTED IN THE FRONT YARD  
RESULTING IN A FRONT YARD SET BACK OF 53.67'  
WHERE 75' FT. IS REQUIRED

### 6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

### 7. Public Notice:

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

### 8. Fees: (make checks payable to the Town of Bedford)

#### Variance

(As required by Fee Schedule Town of Bedford Code)

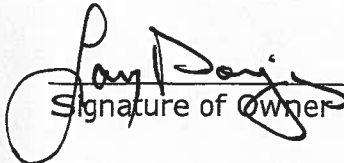
Residential: \$350.00

Commercial: \$550.00

RECEIVED

MAR 27 2014

BEDFORD ZONING  
BOARD OF APPEALS

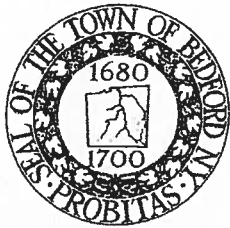
  
Signature of Owner

2-27-14  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

# LETTER OF PERMIT DENIAL



**Town of Bedford**  
**Building Dept.**  
**425 Cherry St.**  
**914-666-8040**

**Application #:**

**Date:** 3/4/2014

**Parcel ID:** 94.16-1-1

## **Owner Information**

Dominguez, Denise

## **Applicant Information**

Dominguez, Denise  
376 Chestnut Ridge Rd

Mt Kisco NY 10549

**Location:** 376 Chestnut Ridge Rd

**Parcel ID:** 94.16-1-1

**Permit Type:** Swimming Pool

**Work Description:** Construction of a 20 x 40 foot swimming pool

Dear Resident,

Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

Construction of a 20 x 40 foot swimming pool resulting in a front yard setback of 53.67 feet where 75 feet is required in the Residential 4 Acre Zoning District Article V Section 125-50.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is **DENIED**. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

  
**Steven Fraietta**  
**Building Inspector**